Prepared By

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After Recording, Mail Document To

David B. Gray, Attorney
Gray Law Firm PLC
4235 Hillsboro Pike, Suite 300
Nashville, TN 37215

Tax Parcel ID #:
Map 155, Parcel 090.00

Karen Johnson Davidson County
Batch# 923402 DEEDWARRSP
09/29/2022 03:51:59 PM 5 pgs
Fees: $28.00 Taxes: $8,510.00
20220929-0107784

Space Above This Line for Recorder's Use

SPECIAL WARRANTY DEED
(Tennessee)

THIS INDENTURE, made and entered into this 29th day of September, 2022, by and between **PHELAN STOW-IT, LLC**, a California limited liability company ("**Grantor**") and **BELLEVUE STORAGE PARTNERS, LLC**, a Delaware limited liability company ("**Grantee**").

WITNESSETH:

For and in consideration of TEN AND NO/100 DOLLARS ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey, and confirm unto Grantee the following described real estate, situated and being in the County of Davidson, State of Tennessee, to-wit:

> All that certain real estate as more particularly described on Exhibit A attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee, its successors and assigns, in fee simple forever.

And Grantor does hereby covenant with Grantee that Grantor is lawfully seized in fee of the aforedescribed real estate; that Grantor has a good right to sell and convey the same; that the same is unencumbered except for (a) all conditions, easements, restrictions, and rights-of-way of record, (b) real estate taxes and assessments which are not currently due and payable, (c) legal highways, and (d) zoning and building laws, ordinances and regulations, to all of which this conveyance is expressly made subject; and that the title and quiet possession thereto Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

[REMAINDER OF PAGE INTENTIONALLY BLANK]

WITNESS the signatures of Grantor the day and year first above written.

PHELAN STOW-IT, LLC,
a California limited liability company

By: Dominion Storage Consulting, LLC
a Delaware limited liability company
Its: Manager

By: _____
Name: Daniel J. Elefante
Its: Manager

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California
County of Orange

On 9/22/22 before me, Marcelle Kirazian (insert name and title of the officer), personally appeared **Daniel J. Elefante, Manager of Dominion Storage Consulting, LLC, a Delaware limited liability company, the Manager of Phelan Stow-It, LLC, a California limited liability company (the Grantor)**, who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____. (Seal)

MARCELLE KIRAZIAN
Notary Public - California
Orange County
Commission # 2392577
My Comm. Expires Feb 2, 2026

* * * * * * * * * * * * *

RECORDING DATA ONLY

Property Address: 7860 Learning Lane Nashville, Tennessee 37221 Name and Address of the Property Owner: Bellevue Storage Partners, LLC 4920 Campus Drive, Suite A Newport Beach, CA 92660 Name and Address of the Person or Entity Responsible for Payment of the Real Property Taxes: Bellevue Storage Partners, LLC 4920 Campus Drive, Suite A Newport Beach, CA 92660 Tax Parcel Identification No. Parcel 090.00, Davidson County Tax Map No. 155	I hereby swear or affirm that to the best of my knowledge, information, and belief, the actual consideration for this property transfer or value of the property transferred, whichever is greater, is $2,300,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale. AFFIANT Subscribed and sworn to before me this 29th day of September, 2022. Notary Public My Commission Exp: 10/2/23

DAVID B. GRAY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A

LEGAL DESCRIPTION

A tract of land in the 2nd District, Davidson County, Tennessee. The said tract being bounded on the south by Learning Lane, on the west by Collins Road, on the north by the Steven Ladd tract, as recorded in Instrument number 200603100027845, Register's Office for Davidson County, Tennessee (RODC) and on the north and east by the Metro Government Harpeth Valley tract, as recorded in Book 1968, Page 223, RODC. The said tract being described as follows:

Point of beginning being an iron rod old on the northern Right of Way (ROW) of Learning Lane and the southwestern corner of the said Metro Government Harpeth Valley tract; thence along said ROW South 52°13'16" East 252.60' to an iron rod new at the intersection of ROW of Learning Lane and Collins Road; thence with the eastern ROW of Collins Road North 38°04'51" West 64.98' to an iron rod new; thence with a curve to the left having a radius of 208.00', an arc length of 88.39' and a chord bearing and distance of North 47°46'42" West 87.73' to an iron rod new; thence with the common lines of said Steven Ladd and the Metro Government Harpeth Valley tracts South 81°26'07" East 35.88' to an iron rod old; thence North 07°55'05" East 349.14' to a concrete monument old; thence South 36°46'37" East 369.33' to the point of beginning.

Tract contains 62,105 square feet or 1.42 acres, more or less.

Being the same property conveyed to Phelan Stow-It, LLC, a California Limited Liability Company, by Warranty Deed from St. Thomas Hospital Employees Credit Union, a Tennessee credit union, NKA St. Thomas Credit Union, of record in Instrument No. 20180730-0074171, Register's Office for Davidson County, Tennessee.

Further being the same property which is the subject of that Quitclaim Deed of record in Instrument No. 20190405-0031242, Register's Office for Davidson County, Tennessee.